MIDTOWN ALEXANDRIA STATION CONDOMINIUM UNIT OWNERS ASSOCIATION

Policy Resolution No. 14-0 (Policy Concerning Storage Areas)

WHEREAS, Article 3, Section 3.1(b) of the Declaration of Midtown Alexandria Station Condominium Association ("Declaration") identifies storage areas located within common element storage rooms as Limited Common Elements that may be assigned to individual unit owners;

WHEREAS, Article 3, Section 3.1 of the Bylaws of Midtown Alexandria Station Condominium Association ("Bylaws") assigns to the Board of Directors ("Board") all the powers and duties necessary for the administration of the Unit Owners Association ("Association") and provides that the Board may do all such acts and things as are not prohibited by the Virginia Condominium Act ("Act"), the Declaration or by the Bylaws required to be exercised and done by the Association; and

WHEREAS, Article 3, Section 3.1(6) of the Bylaws provides that the Board shall have the power to adopt rules and regulations; and

WHEREAS, Article 5, Section 5.5(c)(3) of the Bylaws states that any unit owner permitted to use the common elements for storage is responsible for the maintenance and care of such storage area and shall use it in a safe and sanitary manner; and

WHEREAS, Article 5, Section 5.8(a)(2) of the Bylaws states that no unit owner shall permit anything to be done or kept in the unit or common elements which will result in the cancellation of insurance on the property or any part thereof; and

WHEREAS, the Association's property insurance carrier conducted a loss control survey of the property on April 21, 2014, and has submitted recommendations to be implemented for storage area fire safety;

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby adopt the following policy implementing the recommendations of the Association's property insurance carrier:

A. Items kept within a storage area shall not be stored above the fence cage ceiling. OSHA regulation 29CFR1910.159(c)(1) requires a minimum vertical clearance of 18

inches between sprinkler heads and material below. The 18 inch vertical clearance is treated as a horizontal plane throughout the storage areas and room.

- B. No flammable or combustible liquids are permitted to be stored within the storage areas and room.
- C. All storage areas will be inspected by the Association's Management Agent ("Management") once per quarter to ensure that all storage areas are meeting sprinkler head clearance requirements and that flammable or combustible liquids such as paints, gasoline and other such liquids are not being stored there.
- D. All instances of noncompliance with this policy will be referred to the Rules and Covenants Committee for the appropriate action.

The effective date of this Resolution shall be May 31, 2014.

Enacted this 19th day of May 2014.

MIDTOWN ALEXANDRIA STATION CONDOMINIUM UNIT OWNERS ASSOCIATION

President

CERTIFICATION OF PUBLICATION

I hereby certify that a copy of this Resolution was mailed or hand-delivered to the members of Midtown Alexandria Station Condominium Unit Owners Association on the 1974 day of May, 2014.

Managing Agent

RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors held May 19, 2014.

Motion by: B. Road'	Second	ded by:	J. Gilline	LR
	VOTE: YES	NO	ABSTAIN	ABSENT
President President	» <u>X</u>			
Vice President	X			
Secretary	X			
Peter a. Colis Treasurer	X			
Divector-At-Large	<u> </u>			
ATTEST:				
Secretary - Josef M Gillman		<u>S</u>	19/14	

Resolution effective: May 31, 2014.